

13 +/- Acres

422 CR 3425, Clifton, TX 76634

3 bed | 1 full baths | Storage Buildings

GREAT FIXER UP FARM!

13 +/- Acres located right outside of Clifton, Texas. This is a great "Fixer Upper" property! The home was built in 1945 and has good bones. The features of the home include pier and beam structure, hardwood floors, wood burning stove, large kitchen with tons of storage and great area for utility room or butlers pantry. The Seller(s) have recently don't a lot of work to the property, cleaning and clearing the land, repairing barns, etc. The property has approx. 10 acres pasture currently seeded in Winter oats. There are (2) great storage buildings near the home. There are (2) cattle or horse barns on the property, both of which has been reinforced with some new wood. There is a set of cattle working pens with chute.

Approx. taxes \$250.00 per year, ag. exempt

Water: Childress Creek Water Supply

Sewer: Septic

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